

CITY OF SAN JOSÉ, CALIFORNIA Department of Planning, Building and Code Enforcement 801 North First Street, Room 400; San José, California 95110-1795 STAFF REPORT	Hearing Date/Agenda Number P.C. 8-27-03 Item: 3.e.	
	File Number: PDC03-027	
	Application Type: Planned Development Rezoning	
	Council District: 9	
	Planning Area: Willow Glen	
	Assessor's Parcel Number: 451-06-066	
PROJECT DESCRIPTION		
Completed by: Darren McBain		
Location: Northwest corner of Hillsdale Avenue and Almaden Expressway		
Gross Acreage: 10.4	Net Acreage: 10.4	Net Density: n/a
Existing Zoning: CO Commercial Office and R-1-8 Residence		
Existing Use: Church		
Proposed Zoning: A(PD) Planned Development		
Proposed Use: (1) conversion of a classroom to a 75 student dormitory, 2) replacement of an existing 176-space surface parking lot with an outdoor play field		
GENERAL PLAN		
Completed by: DM		
Land Use/Transportation Diagram Designation		
Public/Quasi-Public and General Commercial		
Project Conformance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See "General Plan Conformance" section, below		
SURROUNDING LAND USES AND ZONING		
Completed by: DM		
North:	Single-family detached houses and duplexes	R-1-8 and R-2 Residence
East:	Commercial and offices	CP Commercial Pedestrian
South:	Commercial and offices	CP Commercial Pedestrian
West:	Single-family detached houses	R-1-8 Residence
ENVIRONMENTAL STATUS		
Completed by: DM		
<input type="checkbox"/> Environmental Impact Report		
<input type="checkbox"/> Negative Declaration circulated on		
<input type="checkbox"/> Negative Declaration adopted on		
<input checked="" type="checkbox"/> Exempt		
<input type="checkbox"/> Environmental Review Incomplete		
FILE HISTORY		
Completed by: DM		
Annexation Title: Curtner No. 2		
Date: September 1, 1955		
PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION		
<input checked="" type="checkbox"/> Approval		
<input type="checkbox"/> Approval with Conditions		
<input type="checkbox"/> Denial		
Date: _____		
Approved by: _____		
<input type="checkbox"/> Action		
<input checked="" type="checkbox"/> Recommendation		
OWNER/APPLICANT/DEVELOPER		
Calvary Chapel San Jose		
1175 Hillsdale Avenue		
San Jose, CA 95118		

PUBLIC AGENCY COMMENTS RECEIVEDCompleted by: **Darren McBain**

Department of Public Works

See attached memo

Other Departments and Agencies

Not attached

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Calvary Chapel of San Jose, is requesting a Planned Development Rezoning from CO-Commercial Office and R-1-8 Residence Zoning Districts to A(PD) Planned Development Zoning District to allow the following changes at an existing church and private school (bible college) on a 10.4 acre site.

1. Interior renovation/conversion of an existing two-story, 12,250-square-foot classroom building for private instruction and dormitory uses for up to 75 students.
2. Replacement of an existing 176-space surface parking lot at the corner of Foxworthy Avenue and Almaden Expressway with an outdoor play field and a 1,200-square-foot modular storage building.
3. Other minor improvements, such as additions to the dining room and kitchen in Building 'B' and perimeter landscaping improvements.

Although no new significant construction or additions are proposed, a Planned Development rezoning is necessary in order to accommodate the "quasi-residential" mixed-use dormitory and classroom component of the project as proposed under item #1 above. The existing zoning designations only allow single-family detached residential uses and commercial uses.

The project site is the large, 10.4-acre Calvary Chapel campus, which was developed in the 1970s. Existing structures on the campus include the main sanctuary building and three freestanding classroom buildings. The site is bifurcated by an existing public street (Calvary Way). Nearby land uses include single-family detached houses to the west, single-family detached houses and duplexes to the north, and commercial buildings and offices to the east and south.

Existing land uses on the site include religious assembly, Sunday school, private instruction, day care, and church offices. More information about the existing church facility and operations can be found at www.calvarysj.org/index.htm

Project Description

The primary component of the proposed project is the interior conversion of an existing, two-story, approximately 12,500-square-foot classroom building (Building 'D') to allow classroom and dormitory (quasi-residential) uses. Approximately 36 male and 36 female residents would be housed on the first and second floors, respectively. No additional square footage is proposed. The existing building is on the interior of the site, set back approximately 300 feet from Hillsdale Avenue and approximately 150 feet from Almaden Expressway. A landscaped area in front (Hillsdale Avenue side) of the building is proposed to be removed and replaced with a new courtyard and 29 surface parking spaces.

Also included in the proposed project is conversion of an existing 176-space surface parking area into an outdoor play field at the corner of Foxworthy Avenue and Almaden Expressway. The paving in this area will be removed and replaced with grass and a new 1,200-square-foot storage building. Please refer to the Analysis section, below, for discussion of the proposal's conformance to the City's parking requirements. The area will be fenced, but no bleachers, outdoor lighting, or loudspeaker systems are proposed or approved under this project. The play field will be used as overflow parking at peak times when conditions warrant.

The overall project also includes additional street trees and new landscaped areas on the perimeter and interior, new fences, removal of an existing storage enclosure, and other minor site plan modifications. Many of these minor changes are shown conceptually on the plans for this rezoning, and will be reviewed in greater detail by the Director of Planning at the subsequent Planned Development Permit.

A variety of uses currently exist on the site and be allowed to continue with this Planned Development zoning. These include the church and related operations, child-care, K-8 private school, and bookstore which are listed on the cover of the project plan set. No physical or use changes are proposed for these legally existing uses of the property.

ENVIRONMENTAL REVIEW

The Director of Planning has determined that this project is exempt from environmental review under the requirements of the California Environmental Quality Act (CEQA). The CEQA Guidelines include an exemption (section 15301.a) for modifications to existing facilities when the modifications consist of "interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances." In staff's opinion, the proposed conversion of the existing classroom building to be used for classroom and dormitory purposes adequately conforms to the intention of this exemption and will not result in any new significant environmental impacts on nearby land uses.

As discussed above, the project includes conversion of a 176-space surface parking lot into a play field, new landscaping, and other minor site plan modifications. For purposes of CEQA compliance, these aspects of the project are covered by section 15304.b, which provides an exemption for "minor alterations to land that do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes."

A tree survey was prepared for the project site. There are 129 large trees of various species, size, and age existing on-site. Of these, 47 trees are Tree Removal ordinance size. The project includes removal of two existing trees, including a multi-trunk Myoporum tree and an ordinance-size (69-inch circumference) Ash

tree. The trees proposed for removal are not considered significant and will be offset by the planting of numerous trees in more-visible areas of the site as part of this project.

GENERAL PLAN CONFORMANCE

The proposed use is consistent with the overall site's San Jose 2020 General Plan Land Use/Transportation Diagram designations of Public/Quasi-Public and General Commercial, in that the proposal is for an existing church and private college, which is a quasi-public, nonresidential land use. The portion of the site in which the building proposed for conversion is located is designated General Commercial. Although students will temporarily reside in this building, this type of transitory, "quasi"-residential land use is more akin in function to a hotel or SRO, which are commercial uses, than to a typical residential land use. Therefore, the proposal is deemed to be in conformance to the GP designation of General Commercial.

ANALYSIS

The primary focus of the analysis is the project's conformance to the parking requirements of the Zoning Ordinance and its compatibility with the surrounding area. As described in greater detail below, staff finds that the proposed project conforms to the parking requirements Ordinance and will be compatible with the neighborhood. The project site is currently developed and the project would allow modifications to the existing church and private college facilities.

Zoning Ordinance conformance

Parking: The applicant has prepared a parking analysis that summarizes the parking requirement generated by the various individual land uses on the site. The parking demand varies from day to day during the week, depending on what activities are taking place on the site. For this site, the highest parking demand takes place on Sundays, assuming that the church sanctuary, Sunday school, bible college, and church offices would all be in simultaneous use. The worst case "peak" parking requirement is on Sundays and would be 480 spaces.

A total of 642 parking spaces currently exist on the site. The proposed project would remove a total of 196 parking spaces across the entire site. Of those 176 spaces will be removed for the recreation field near the corner of Foxworthy and Almaden. The proposed project will construct 29 new parking spaces resulting in 475 total parking spaces with the project. This leaves the project five (5) parking spaces short of the assumed worst case scenario. Although this is slightly less (1%) than what the Zoning Ordinance requires, the small shortfall is mitigated by the following circumstances:

- ✍ The proposed ball field will be made available as overflow parking for up to approximately 150 cars at times when the "actual" parking demand makes it necessary, such as holidays. These spaces are not counted in the total of 475 permanent on-site parking spaces.
- ✍ The applicant's parking analysis is based on a one-space-per-student ratio, which is 50% higher than the Zoning Ordinance would require for typical personal instruction, private education, or post secondary school use.
- ✍ This proposed Planned Development zoning allows flexibility to reasonably vary from the conventional parking requirements.

Based on the information outlined above, staff anticipates that the parking provided on the site will adequately serve the proposed land uses and will not result in any adverse neighborhood impacts even at

worst case peak demand (Sunday). The Monday-through-Saturday parking demand--when regular church services are not held--is far less, requiring up to approximately 130 of the 475 available spaces.

Development Standards: The existing two-story building, to be remodeled, is under the 50-foot height limit specified by the General Plan. The building, being well within the interior of the site, easily conforms to the setbacks that would typically be required for this type of development.

Neighborhood compatibility

The existing church facility has been in place on the site for approximately 30 years. No substantial changes are being proposed to the building itself, and the building is located well into the interior of the site. Staff anticipates that the proposed conversion of an existing classroom building to allow dormitory and classroom uses will not substantially change the overall site's relationship to the neighborhood or cause any new impacts. Site improvements to the area nearest the proposed dormitory use are included in the project. These primarily include additional trees in the surrounding parking area and along the street edges.

One hundred twenty-six (126) parking spaces are proposed to be removed, with this area of the site converted into an outdoor play field. The conversion of this area to a landscaped field in conjunction with other perimeter landscape improvements, should improve the aesthetic character of the project. Outdoor recreational areas can sometimes result in substantial impacts associated with noise and lighting. However, in this case, outdoor seating, lights, or loudspeakers are neither proposed nor approved in this area of the site. The area will be used on a limited basis during daytime hours. Any modification of the project to allow seating, lights, or a P.A. system in this area of the site would require further analysis and review by the Director of Planning under a separate Planned Development Permit that specifically addresses the potential impacts of these issues.

Amplified sound for any special events on the overall site is not included in the present project. The citywide limit of 55 dB at the property line applies to any future noise-generating activities or events on the site, unless and until other provisions are specifically made under separate, subsequent approvals.

A prefabricated storage building is proposed near the southwest corner of the play field. This is to offset loss of storage space currently provided in area adjacent to the proposed dormitory. The structure will include a sloped roof element and maintain a generally residential appearance. The final design will be reviewed at the Planned Development Permit stage.

Other minor improvements to the site will be provided. Better landscape buffering next to the existing houses to the west will be provided. The storage sheds in this vicinity will be consolidated and or removed.

PUBLIC OUTREACH

Notices for the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the project site. In keeping with the Mayor's Public Outreach Policy, a notice of the public hearings for this project was also published in the San Jose Post Record. Staff has been available to discuss the project with members of the public.

CONCLUSION

The proposed project is part of, and complementary to, an existing land use that has been present on the site for many years, and that will continue to exist in this location in the foreseeable future. The proposed project is compatible with nearby land uses and is not anticipated to result in any adverse impacts on the surrounding area.

RECOMMENDATION

Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the subject rezoning for the following reasons:

1. The project conforms to the General Plan Land Use/Transportation Diagram designations of Public/Quasi-Public and General Commercial.
2. The project is compatible with existing uses on adjacent sites.

207-02/11